

**Planning and Zoning Committee Meeting  
January 5, 2016 @ 7:00pm**

In attendance were Town Code & Building Administrator Eric Evans, AECOM Representative Kyle Gulbranson, and Committee Member Susan Brewer. Town Manager Debbie Botchie was absent.

1. **CALL TO ORDER:** Town Code & Building Administrator Eric Evans called the meeting to order at 5:30 p.m.

2. **NEW BUSINESS:**

**A.** Review site plan application submitted by Dove Barrington, LLC. The request is for lot line revisions on lots 215 to 219 within Phase 2A at Bishop's Landing. The lot line revision is requested so the buildings in the townhome alignment can be "staggered" to make sure the roof peaks aligned based on the selected options of the end units.

Mr. Steve Marsh, of George, Miles and Buhr (GMB), stated Dove Barrington was about to submit a clap revision but Town Code & Building Administrator Eric Evans informed them if the revision was more than one (1) foot, then the revision needs to go through the formal process of getting approved by the Town. Mr. Marsh stated if one looks at the architecture, there is a pairing Dove Barrington has never had on this project before in terms of the units – the Canby One (1) and Two (2) – and, generally, when they have a new product in place, GMB does a strip drawing to make sure everything lines up correctly and when they did it, they realized with the roof plan in order to get the ridges to line up, the two end units had to be staggered. Mr. Steve Brodbeck, of Beazer Homes, stated if the units were not staggered, the units would have caused major maintenance problems for the homebuyers in terms of leaks. AECOM Representative Kyle Gulbranson stated he had no issues with the plan and thinks everything looks fine.

Mr. Evans motioned to recommend to Town Council to approve the site plan application submitted by Dove Barrington, LLC, for lot line revisions on lots 215 to 219 within Phase 2A, to extend the three-foot rear yard property line to allow for the building offsets at Bishop's Landing. Committee Member Susan Brewer seconded the motion. Motion was carried 3-0.

3. **ADJOURNMENT:**

Mr. Evans motioned to adjourn the meeting at 5:36 p.m. Ms. Brewer seconded the motion. Motion passed 3-0.

Respectfully submitted and transcribed  
by Matt Amerling, Executive Assistant